

7/3/2018 1:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2259111

**This Instrument Prepared by:**  
Kaplan, Strangis and Kaplan, P.A.  
90 South 7<sup>th</sup> Street, Suite 5500  
Minneapolis, MN 55402

**Return to:**

Recording Requested by and Return to:  
First American Title Insurance Company  
National Commercial Services  
121 South 8<sup>th</sup> Street, Suite 1250  
Minneapolis, MN 55402

Doc Stamp-Deed: \$0.70

Property Id Nos. 0408020050, 0408070026, 0497160010 and 0997093331

**NOTICE TO RECORDER: THIS INSTRUMENT EVIDENCES A CONVEYANCE OF UNENCUMBERED REAL PROPERTY FROM THE GRANTOR TO AN AFFILIATE ENTITY OF THE GRANTOR AND IS THEREFORE SUBJECT ONLY TO MINIMUM DOCUMENTARY STAMP TAX.**

**WARRANTY DEED**

**This Warranty Deed** made and executed the 30<sup>th</sup> day of June, 2018, by Sun Coast Media Group, Inc., a Florida corporation, whose address is 23170 Harborview Road, Charlotte Harbor, FL 33980, hereinafter called the grantor, to APG Real Estate of Florida, LLC, a Delaware limited liability company, whose office address is 29088 Airpark Dr., Easton, MD 21601, hereinafter called the grantee:

**Witnesseth:** That the said grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Sarasota County, State of Florida, and legally described as follows:

See Exhibit A attached hereto.

Together with all the elements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


To Have and to Hold, the same in fee simple forever.

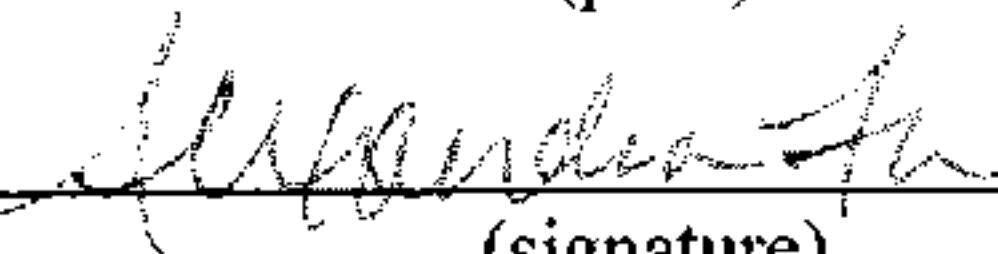
SUBJECT, HOWEVER TO THE FOLLOWING: (1) taxes for the year 2018 and thereafter, not yet due and payable; (2) zoning and other regulatory laws and ordinances, prohibitions, and other requirements imposed by governmental authority; and (3) those certain restrictions, reservations, covenants, conditions, limitations and easements of record, without reimposition of same to the extent any of the foregoing have been released, expired, or are in anyway or wise no longer legally enforceable.

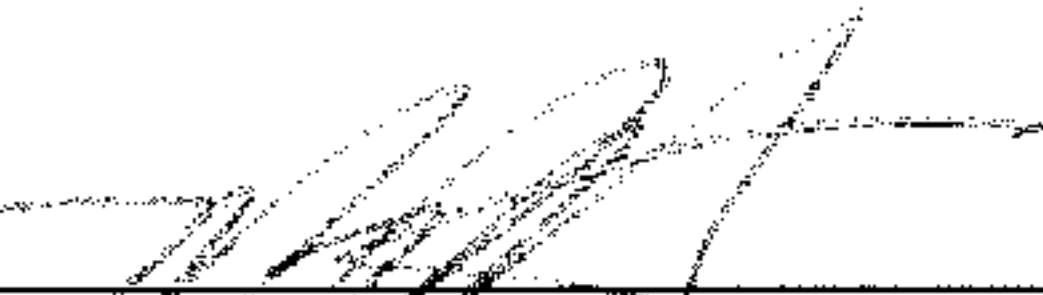
And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for real estate taxes for the year 2018 and subsequent years.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first written above.

**SUN COAST MEDIA GROUP, INC.**

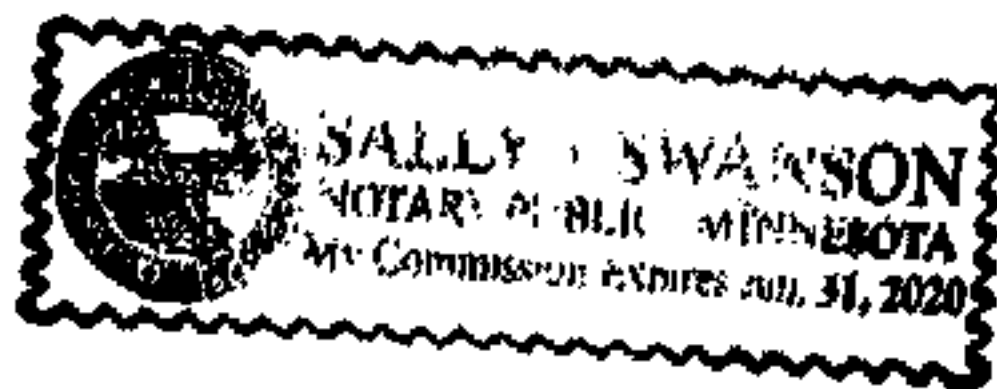
  
(signature)  
Name: Robert J. Wallace  
(print)

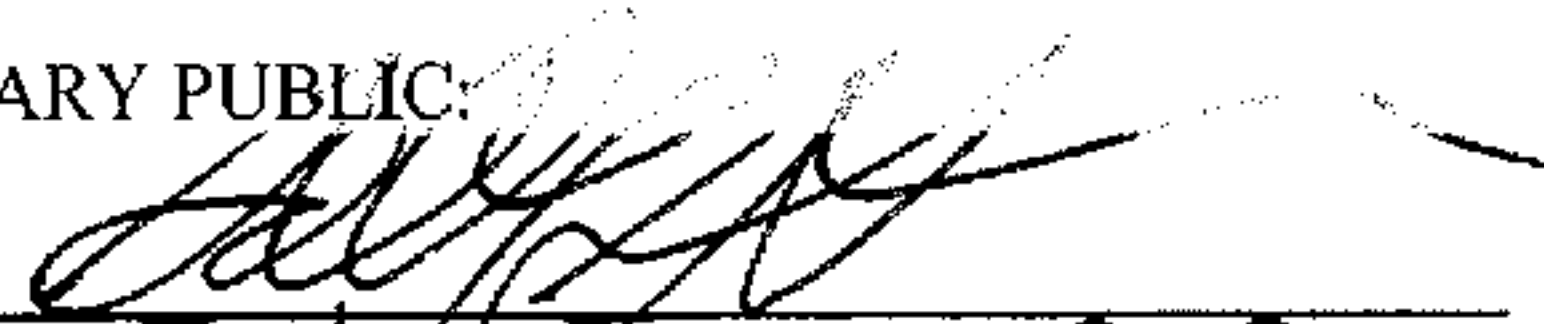
  
(signature)  
Name: Alexandra Farren  
(print)

By:   
Name: Mark C. Adams  
Title: Chief Executive Officer

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 29th day of June, 2018, by Mark C. Adams, as Chief Executive Officer of Sun Coast Media Group, Inc., a Florida corporation, on behalf of the corporation, and is personally known to me.



NOTARY PUBLIC:  
Sign   
Print Sally C. Swanson  
State of Minnesota at Large (Seal)  
My Commission Expires: 1/31/2020

**EXHIBIT A  
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THE SOUTH ½ OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHERLY BOUNDARY OF MIAMI AVENUE WITH THE EASTERLY BOUNDARY OF FLORIDA STREET AS SHOWN ON THE PLAT OF VENICE GULFVIEW SECTION, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA STREET, NORTH 00° 39' 52" EAST (ON AN ASSUMED BEARING), 80.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA STREET, NORTH 00° 39' 52" EAST, 228.00 FEET; THENCE ALONG A DIAGONAL AT THE INTERSECTION WITH VENICE AVENUE, NORTH 45° 37' 17" EAST, 16.98 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VENICE AVENUE (140 FEET OF RIGHT-OF-WAY); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF VENICE AVENUE, SOUTH 89° 25' 18" EAST, 182.67 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, SOUTH 18° 37' 36" EAST, 254.18 FEET; THENCE NORTH 89° 24' 51" WEST, 278.64 FEET TO THE POINT OF BEGINNING.

PART OF THE SOUTH ½ OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS:

FROM A POINT OF BEGINNING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF MIAMI AVENUE WITH THE EASTERLY BOUNDARY OF FLORIDA STREET AS SHOWN ON PLAT OF VENICE GULFVIEW SECTION, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; RUN THENCE EASTERLY 305.00 FEET, MORE OR LESS, ALONG THE EASTERLY EXTENSION OF THE SAID SOUTHERLY BOUNDARY OF MIAMI AVENUE TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF THE INTRACOASTAL WATERWAY; THENCE NORTHWESTERLY 85.00 FEET, MORE OR LESS, ALONG THE SAID WESTERLY BOUNDARY OF THE INTRACOASTAL WATERWAY TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF SAID MIAMI AVENUE; THENCE WESTERLY 277.00 FEET, MORE OR LESS, ALONG SAID EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF MIAMI AVENUE TO THE SAID EASTERLY BOUNDARY OF FLORIDA STREET; THENCE SOUTHERLY 80.00 FEET ALONG THE SAID EASTERLY BOUNDARY OF FLORIDA STREET TO THE POINT OF BEGINNING. LESS THE WEST 100 FEET THEREOF.

LOTS 8, 9 AND 10, TOWN CENTER, OF LOTS 83 AND 84 PLAT OF ENGLEWOOD, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALSO DESCRIBED AS LOTS 8, 9, AND 10, TOWN CENTER, A SUBDIVISION OF LOTS 83 AND 84, OF PLAT OF ENGLEWOOD, THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA Property ID No. 0497160008

LOTS 31, 32, 33 AND 34, BLOCK 933, FIFTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 14, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.